

**MINUTES
WARREN PLANNING BOARD
APRIL 25, 2011**

The regularly scheduled meeting of the Warren Planning Board began at 7:05PM. Present were J. MacDougall, F. Massie, E. Stanley, A. Asselin, C.Thibaudeau, M. Heald, J. Piepowski and R. Mello. M. Jamiel was absent. Also present were W. Nash, Administrative Officer, and Atty. S. Paul Ryan. Atty A. DeSisto was present for the Ocean State Plaza presentation.

Minutes - February 28, 2011 meeting

Rewritten minutes of the February meeting were reviewed and accepted as amended (transposition of 2 letters in J. Piepowski's name) on a motion by R. Mello, seconded by C. Thibaudeau. All in favor.

Minutes - March 28, 2011 meeting

Minutes were accepted as written on a motion by A. Asselin, seconded by J. Piepowski. All were in favor.

OLD BUSINESS:

Ocean State Plaza, MEGL Realty - Stop & Shop Fuel Facility - Review of Master Plan decision. Discussion of Preliminary Plan presentation and scheduling of Public Hearing.

On grammatical error was noted in the decision. It will be corrected for the signature and recording. Motion to accept Master Plan decision by F. Massie, seconded by E. Stanley. All in favor.

Atty. Mancini was present. He made a brief update of their progress. The Certification of Completeness for the Preliminary Plan submittal was issued on 4/8/11. Atty Mancini stated that changes from the Master Plan were that they planned to install triple-walled underground tanks, instead of double-wall. The hours of operation would be 6 - 11 PM as approved by the Zoning Board. And their engineer has determined that a bio-retention area in the plaza would not be applicable, but that oil and water separators might be more effective.. More information will be presented at Preliminary .presentation and Public Hearing which will be held on May 23, 2011, per a motion by F. Massie, seconded by C. Thibaudeau. All were in favor..

A Asselin discussed concerns about sheet flow from the development since applicant will be changing the grade, and how it might affect the rest of the drainage in the plaza. Review of the change in grades and the resulting sheet flow of water and it's effect on the plaza was part of the motion to send the Preliminary Plans to the TRC for a recommendation. The motion was made J. Piepowski, seconded by C. Thibaudeau, and all were in favor. The TRC meeting will be scheduled prior to the May 23rd public hearing.

Board member Martha Heald requested a copy of the drainage report.

Rockland Acres - Review of Bond Amount -

J. MacDougall recused from discussing this matter because a cousin is an abutter. Vice Chair, F. Massie ran the meeting.

The Board received a report from Town Engineer, Shawn Martin who recommended that the bond amount be \$74,000. Director of Public Works' recommendation was \$50,000.

There was some discussion as to whether or not the Board should have reviewed and approved changes to the Final Plans that were approved by the Administrative Officer in September 2010. Apparently a detention pond had been removed and replaced by a swale. According to W. Nash, the Engineer, Shawn Martin, had approved the change, but because no reports or evidence had been submitted to the Board for review, A. Asselin stated that he was not voting for the bond because he doesn't know what was approved.

W. Nash stated that the developer met all requirements for Final approval. M. Heald stated that Engineer Martin's memo of 9/17/2010 discussed a change to the drainage system which in her opinion as an engineer, was not a minor change.

A motion was made by J. Piepowski, seconded by R. Mello to require the applicant to put up a \$74,000 bond. Motion passed with votes by Massie, Stanley, Thibadeau, Mello, Piepowski, and Heald. Asselin was opposed, MacDougall recused.

Reports -

1. Review of letter to Tree Commission. Letter was discussed and motion was made to send letter as drafted to the Commission before their meeting next Monday. Motion made by R. Mello, seconded by F. Massie. All in favor.
2. A. Asselin made a report on the Historic Preservation workshop of April 13th with the Roger Wms. Univ. students and professor.
3. J. MacDougall reported that the joint meeting with the EDB and Planning Board to review additions to the Comp Plan was not completed. Another meeting will be scheduled to finish reviewing the Policies and Actions section of the Economic Development section.
4. W. Nash reported on last week's Zoning meeting. Three new tenants received zoning special use approvals for 84 Cutler Street. Application for a 6,000+ sf retail bldg. on property owned by Ferrazzano that was given subdivision approval last month was before the Zoning Board. Review was continued to next month's meeting. Permission to tear down an existing house on Calder Dr and replace with another was approved.

Letter of Resignation from P. Costa -

On a motion by F. Massie, seconded by R. Mello, the Chair was instructed to advertise for the position of Recording Secretary. All were in favor.

Meeting was adjourned at 8:44 PM.

Respectfully submitted,

Jane R. MacDougall
Chairman